



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, May 10, 2006**

2006-0337 – California Water Service Co. [Applicant/Owner]: Application for a Use Permit on a 24,000 square foot site to allow reactivation of an existing water pump station including a new steel tank and equipment. The property is located at **1322 Warner Avenue** (near W Fremont Ave) in an R-1 (Low Density Residential) Zoning District. (APN: 323-01-003)

In attendance: Ron Richardson & Dan Armevdoniz, Applicants; Gerri Caruso, Administrative Hearing Officer; Ryan Kuchenig, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Ryan Kuchenig, Project Planner, stated that the proposed project is for the renovation of an existing water pump facility site at 1322 Warner Avenue. An existing water tank will be replaced by a new similarly sized steel tank. The new tank location will be approximately 40-45 feet further to the south (closer to the center of the lot). New mechanical and electrical equipment will also be placed on the site. The new equipment will enable California Water Services to reactivate the well under the approval granted by the Department of Health Services. Mr. Kuchenig stated that behind the project site is a commercial building and a gas station to the north, as well as residential across the street. Staff does recommend approval.

Ms. Caruso opened the public hearing.

Ron Richardson, Applicant, received and reviewed a copy of the staff report. Mr. Richardson stated that this is a site that hasn't been very active since 1988 and they would like to introduce some infrastructure that is much more modern than what is currently in place.

Dan Armevdoniz, Applicant, stated that he would like to clarify active/inactive in reference to site activity. Mr. Armevdoniz stated that on average there will be one person that will stop at the site, take down some readings and will be gone within 10 minutes. This will be a regular daily routine activity. That does not include maintenance to the site that might come up as years go by. The applicant stated that they would like to plant a row of oleanders across both sides of the project near the fence in substitution of the slats.

Ms. Caruso closed the public hearing.

Ms. Caruso Approved the application subject to the Findings and Conditions of Approval, modifying condition 1.D to state that for "the chain link fence along

Warner Avenue frontage, shall be screened by oleanders or other appropriate shrubbery to be reviewed and approved by the Director of Community Development including irrigation and that the gate will be screened with slats for approved screening of the site.”

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:10 p.m.

Minutes approved by:
Gerri Caruso, Principal Planner